

Brand New Home For Sale with Acreage - Miami County
- Peru, Indiana
3932 W Division Rd
Peru, IN 46970

\$1,064,000
56± Acres
Miami County



Brand New Home For Sale with Acreage - Miami County - Peru, Indiana
Peru, IN / Miami County

SUMMARY

Address

3932 W Division Rd

City, State Zip

Peru, IN 46970

County

Miami County

Type

Hunting Land, Recreational Land, Residential Property, Single Family

Latitude / Longitude

40.767047 / -86.146249

Dwelling Square Feet

2506

Bedrooms / Bathrooms

3 / 2

Acreage

56

Price

\$1,064,000

Property Website

<https://indianalandandlifestyle.com/property/brand-new-home-for-sale-with-acreage-miami-county-peru-indiana-miami-indiana/70329/>



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Peru, IN / Miami County

PROPERTY DESCRIPTION

Discover Your Dream Brand New Barndominium in Miami County!

Welcome to this **stunning 2,506 sq. ft. barndominium** nestled in rural Miami County, just outside of Peru, Indiana. Situated on an expansive **56+/- acres**, this brand-new, single-story home offers a blend of modern luxury and rustic charm, perfect for country living enthusiasts.

Home Features

- **3 Bedrooms, 2 Bathrooms:** Spacious bedrooms, each with large walk-in closets and 9' ceilings, and bathrooms featuring **granite countertops** and matching **porcelain backslashes**.
- **Great Room:** A bright, open-concept living and kitchen area with **hickory hardwood floors** throughout.
- **Gourmet Kitchen:** Featuring **granite countertops**, a stunning **porcelain backslash**, a large island, and plenty of space for entertaining.
- **Four-Season Room:** Relax in this serene space with wooden sliding doors, a wooden ceiling, and three sides of windows offering gorgeous views of the property.

Additional Highlights

- **Attached 2-Car Garage:** Includes a third door for utility vehicles or small tractors, **Rust-Oleum coated flooring**, and a utility room for easy maintenance access.
- **Radiant Heated Concrete Floors:** Comfortably heated floors throughout the home, patio, and garage powered by an LP boiler.
- **Energy Efficiency:** Insulated walls and ceilings, LP gas furnace, and electric heat pump forced air for low heating and cooling costs.
- **Outdoor Living:** Enjoy the covered patio wrapping around three sides of the home, complete with lighting and ceiling fans.

The Property

- **56+/- Acres:** Perfect for hunting, riding trails, or equestrian activities.
- **Seasonal Creek and Open Fields:** Ideal for farming hay, planting food plots, or creating expansive gardens.
- **Mobile Home & Garage:** Located in the northeast corner, sold as-is, with its own well and septic.

Utilities

- **Private Well & Septic:** A 5" well at 91' depth.
- 1,000 gal owned LP tank
- **Water Lines to Barn:** Ready for future agricultural or hobby farm needs.

This property is a **hunter's paradise** with abundant deer, turkey, and small game, alongside endless possibilities for recreation and farming.

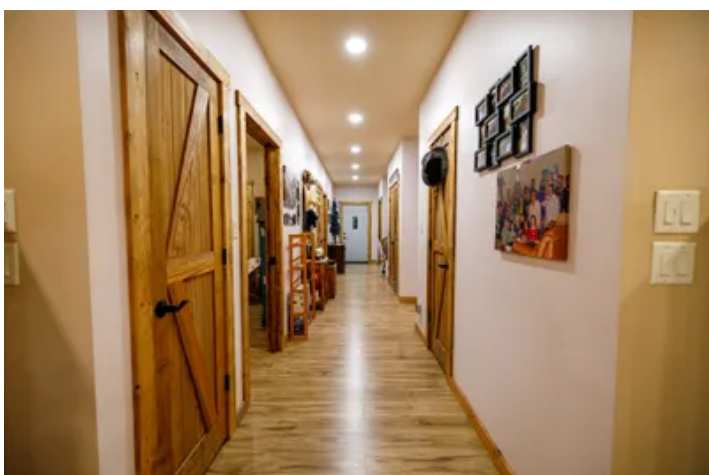
Note:

- There are 3-4 acres east of old driveway that still need surveyed off to join other parcel for sale. The buyer of this subject property will have easement access on that driveway as well.

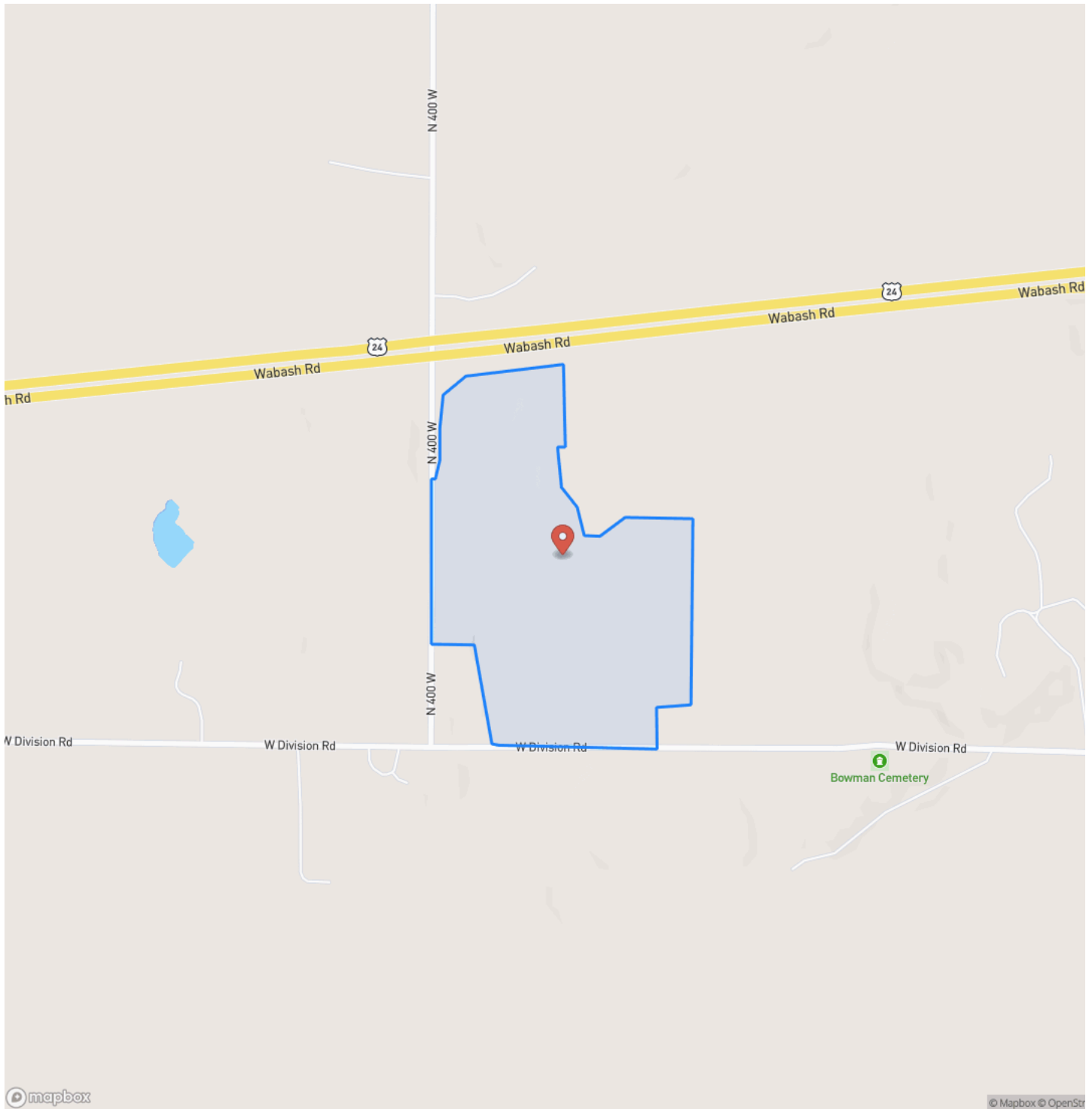
-Dishwasher included; other appliances not provided.

Schedule a tour today and make this dream home your reality! For more information, contact Land and Home Specialist, Ty Mills, at [260-571-5232](tel:260-571-5232).

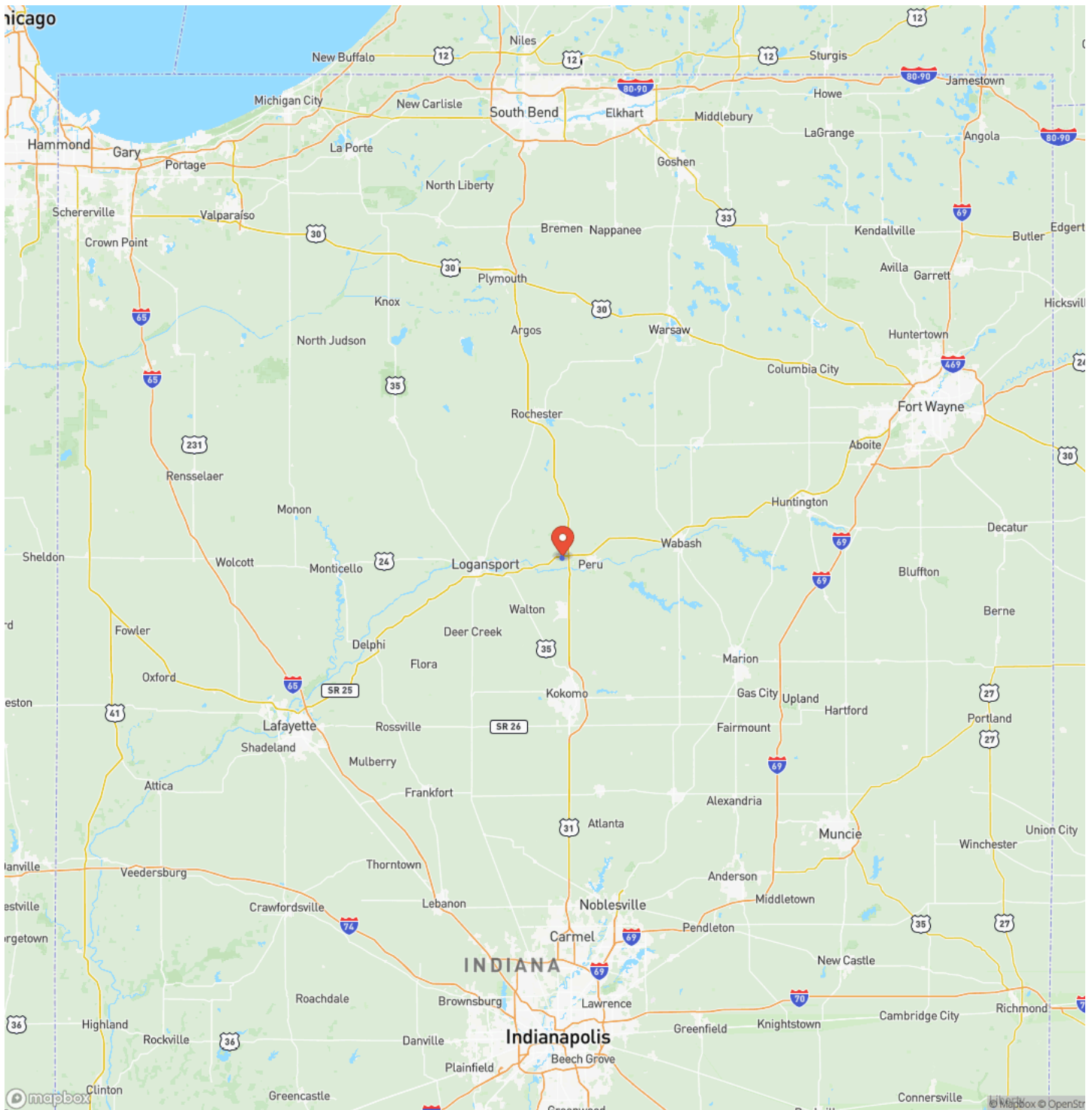
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Locator Map



Locator Map



Satellite Map



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Peru, IN / Miami County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

NOTES

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<https://indianalandandlifestyle.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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